

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

68 SOUTH STREET PORT ALBERT VIC 3971

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

House

Suburb

Port Albert

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 ALBANY STREET PORT ALBERT VIC 3971	\$275,000	03-Feb-22
21 NELSON STREET PORT ALBERT VIC 3971	\$365,000	24-Jul-23
30 NORTH STREET PORT ALBERT VIC 3971	\$685,000	01-Mar-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 May 2025



4 ALBANY STREET PORT ALBERT VIC 3971

Sold Price

\$275,000

Sold Date

03-Feb-22



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Distance

0.04km



21 NELSON STREET PORT ALBERT VIC 3971

Sold Price

\$365,000

Sold Date

24-Jul-23



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Distance

0.69km



30 NORTH STREET PORT ALBERT VIC 3971

Sold Price

\$685,000

Sold Date

01-Mar-23



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Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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